

CAPSULE SUMMARY

AA-509

William F. Williams Twin Dwellings

162-164 Green Street

Annapolis, Maryland

1885-1888

Private

The twin dwellings at 162-164 Green Street were constructed between 1885 and 1888 by William F. Williams, a boiler maker. Soon after it was completed, the single-family dwelling at 164 Green Street was conveyed separately, while the Williams family retained ownership of 162 Green Street until 1932. While 162 Green Street has remained a single-family dwelling with only minimal alterations, the structure at 164 Green Street was converted in 1929 to serve as apartments, a use that continues today. Both dwellings were briefly reunited under the sole ownership of John W. Carter, a pipe fitter at the United States Naval Academy. The dwellings are located on the site of the Primary School for District #38, a one-story brick structure constructed circa 1830. The property was sold by the School Commissioners just prior to the establishment of the public school at 188 Green Street (AA-1289).

The wood frame of 162 Green Street is clad in textured asbestos siding. It is covered by a shallow-pitched side gable roof covered in asphalt shingles and pierced by an interior-side brick chimney. The slightly overhanging eaves of the roof are finished with an ogee-molded boxed wood cornice with narrow bed molding, returns, scrolled modillions, and fluted brackets with pierced nebuly placed along the wide frieze board. The full-width front porch was added between 1913 and 1921. The wood-frame structure of 164 Green Street is clad in German siding with narrow corner boards. Evidence of square-butt wood shingles and German siding are visible. Originally covered by a shallow-pitched side-gabled roof like that at 162 Green Street, the single-family dwelling has been enlarged by the addition of a straight-sided mansard roof clad in square-butt and octagonal wood shingles. The original detailing along the roof consists of an ogee-molded boxed wood cornice with narrow bed molding, returns, scrolled modillions, and fluted brackets with pierced nebuly placed along the wide frieze board. The mansard roof, as well as the wrap-around porch, was added between 1908 and 1913. An interior brick chimney with two squared hoods rises between the twin dwellings. The stack of an interior-side chimney was removed when the mansard roof was added to the main block of the house, although the chimney breast remains on the interior of the structure.

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1. Name of Property (indicate preferred name)

historic William F. Williams Twin Dwellings

other

2. Location

street and number 162-164 Green Street not for publication

city, town Annapolis vicinity

county Anne Arundel

3. Owner of Property (give names and mailing addresses of all owners)

name Carolyn L. Kujawa (162 Green Street)

street and number 162 Green Street telephone

city, town Annapolis state Maryland zip code 21401

4. Location of Legal Description (162 Green Street)

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 6690 folio 386

city, town Annapolis tax map 52A tax parcel 1170 tax ID number 07840000

5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District
☒ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

| Category | Ownership | Current Function | Resource Count |
|---|---|--|-----------------|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> agriculture | Contributing |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> commerce/trade | Noncontributing |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> defense | 2 |
| <input type="checkbox"/> site | | <input checked="" type="checkbox"/> domestic | 0 |
| <input type="checkbox"/> object | | <input type="checkbox"/> education | 0 |
| | | <input type="checkbox"/> funerary | 0 |
| | | <input type="checkbox"/> government | 0 |
| | | <input type="checkbox"/> health care | 2 |
| | | <input type="checkbox"/> industry | 0 |
| | | <input type="checkbox"/> landscape | 0 |
| | | <input type="checkbox"/> recreation/culture | 0 |
| | | <input type="checkbox"/> religion | 0 |
| | | <input type="checkbox"/> social | 0 |
| | | <input type="checkbox"/> transportation | 0 |
| | | <input type="checkbox"/> work in progress | 0 |
| | | <input type="checkbox"/> unknown | 0 |
| | | <input type="checkbox"/> vacant/not in use | 0 |
| | | <input type="checkbox"/> other: | 0 |
| | | | Total |
| | | | 2 |

Number of Contributing Resources previously listed in the Inventory

2

7. Description

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Condition

| | |
|--|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> altered |

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

162-164 Green Street

The two-and-a-half-story wood-frame twin dwellings at 162-164 Green Street were constructed in the Queen Anne style with architectural elements of the transitional Colonial Revival style, which was becoming more fashionable at the turn-of-the-twentieth century. Constructed between 1885 and 1888, the entire structure is set on a solid masonry foundation of brick laid in an irregular five-course American bond.

The property is surrounded by a cast-iron metal fence on the northeast side and a chain-link fence along the southeast side. No fencing exists between 160 and 162 Green Street. Herringbone brick walkways run along the northeast edge of the property, while poured concrete walkways extend to the rear of the lot on the southwest side.

162 Green Street

The wood frame of the single-family dwelling at 162 Green Street is clad in textured asbestos siding. It is covered by a shallow-pitched side gable roof covered in asphalt shingles and pierced by an interior-side brick chimney. The slightly overhanging eaves of the roof are finished with an ogee-molded boxed wood cornice with narrow bed molding, returns, scrolled modillions, and fluted brackets with pierced nebuly placed along the wide frieze board. The full-width front porch, which was added between 1913 and 1921 as documented by historic maps, is set on a brick pier foundation filled with wood lattice. The half-hipped roof of the porch is clad in asphalt shingles and supported by three Tuscan columns. Square balusters with a molded rail encircle the porch, which is accessible by two wooden steps. The porch has an ogee-molded boxed cornice, ogee bed molding, narrow frieze, and plain soffitt.

The façade, northwest elevation fronting Green Street, is three bays wide. The symmetrically pierced elevation is pierced on the first story by a narrow single-leaf, side entry and two elongated window openings. The entry opening holds a two-paneled wood door with a single fixed light. It is surrounded by a 4-¾ square-edged casing. The detailed wood lintel consists of a slightly projecting square cap, a quirk bead, and plain architrave. A fixed single-light transom completes the opening. The window openings have replacement 1/1 metal sash with a 4-¾ square-edged casing, wood sills, and projecting square lintel caps with quirk beading and plain architrave. Symmetrically placed above the first-story openings on the second story are three windows, each with replacement 1/1 metal sash with a 4-¾ square-edged casing, wood sills, and replacement lintel caps with a plain architrave. A single front-gabled dormer with replacement 1/1 metal sash pierces the center of the roof slope. The dormer has three-inch square surrounds, a closed tympanum with a raked ogee-molded cornice, and asphalt-clad cheeks.

The southwest elevation of the dwelling is pierced by two symmetrically placed window openings on the first and second stories. The first-story openings are elongated, while those on the second story are standard sized. The openings have replacement 1/1 metal sash with a 4-¾ square-edged casing, wood sills, and projecting square lintel caps and plain architrave. A single 1/1 replacement window with a 4-¾ square-edged casing, wood sill, and projecting square lintel cap with plain architrave marks the gable end. The property was not fully accessible at the time of the survey, so it has not been determined if the foundation was pierced by windows.

The southeast elevation is marked by a two-story rear ell and a one-story addition in the eastern bays. The two-story ell is original to the building, while the one-story addition was constructed in the third quarter of the twentieth century. The first and second stories of the main block are pierced by single replacement 1/1 windows with 4-¾ square-edged casings, wood sills, and projecting square lintel caps with plain architrave. The southeastern slope of the side-gabled roof is pierced by a single front-gabled dormer with replacement 1/1 metal sash. The dormer has three-inch square surrounds, a closed tympanum with a raked ogee-molded cornice, and asphalt-clad cheeks. The second story of the asbestos-sided ell, which is visible above the one-story addition, has paired 6/6 replacement windows with false muntins. It has a shallow three-inch wide square-edged surround. The ell, like the southeast elevation of the main block, has an overhanging eave with ogee bed molding and a shallow boxed cornice. The roof of the ell is clad in asphalt shingles and has a

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slightly overhanging eave with a boxed cornice. The property was not fully accessible at the time of the survey, so it has not been determined if the southwestern elevation of the ell is pierced by windows.

The one-story addition has paired window openings along the southeastern elevation. The opening holds 1/1 metal sash with two-inch wide square-edged surrounds and a four-inch wide mullion. This addition is constructed of wood frame set on a solid poured concrete foundation with asbestos-shingle cladding. The shed roof of the addition is covered with asphalt shingles and has a slightly overhanging eave with a boxed cornice. The southwest elevation of the one-story addition is pierced by two 2/2 windows with false muntins and narrow square-edged surrounds, and a single-leaf entry opening holding a multi-paneled and glazed door. Reached by side-entry wood steps, the entry is framed by a narrow square-edged surround.

The interior of the single-family dwelling was not accessible at the time of the survey.

164 Green Street

The wood-frame structure of 164 Green Street is clad in German siding with narrow corner boards. Evidence of square-butt wood shingles and German siding are visible under the sill of the single-leaf entry door on the northeast elevation of the main block. Originally covered by a shallow-pitched side-gabled roof like that at 162 Green Street, the single-family dwelling has been enlarged by the addition of a straight-sided mansard roof clad in square-butt and octagonal wood shingles. The original detailing along the roof consists of an ogee-molded boxed wood cornice with narrow bed molding, returns, scrolled modillions, and fluted brackets with pierced nebuly placed along the wide frieze board. The mansard roof, as well as the wrap-around porch, was added between 1908 and 1913. The porch is set on brick piers with lattice between. The half-hipped roof, clad in standing-seam metal, is supported by Tuscan columns finished with square balusters and a molded rail. The overhanging eaves of the porch roof are finished with an ogee-molded boxed cornice, ogee bed molding, and wide frieze. The porch is accessible along the façade by three inset wood steps with a granite starter step and by three secondary steps along the northeast side of the porch. An interior brick chimney with two squared hoods rises between the twin dwellings. The stack of an interior-side chimney was removed when the mansard roof was added to the main block of the house, although the chimney breast remains on the interior of the structure.

The façade, facing northwest on Green Street, is three bays wide with nearly symmetrically placed openings on the first and second stories. Located in the northernmost bay, the side entry to the single-family dwelling holds a two-panel/one-light single-leaf wood door with projecting molding reflecting of the Victorian era. It is surrounded by a 4-¾ square-edged casing. The detailed wood lintel consists of a slightly projecting square cap, a quirk bead, plain architrave, and a fixed single-light transom. The window openings in the western bays have elongated 2/2 sash with a 4-¾ square-edged casing, wood sills, and projecting square lintel caps with quirk beading and plain architrave. The second story has three standard-sized window openings, each with 2/2 sash, a 4-¾ square-edged casing, wood sills, and projecting square lintel caps with quirk beading and plain architrave. The straight-sided mansard roof is pierced on the northwest façade by three dormers with oversized front-gabled pediments. The dormers have 2/2 wood-sash windows with six-inch wide square edged surrounds. The enclosed tympanum is clad with square-butt wood shingles and framed by a heavily raked ogee-molded pediment with ogee bed molding.

The northeast elevation of the main block, partially sheltered on the first story by the wrap-around porch, is three bays deep with a central entry. The now-enclosed entry holds a four-paneled wood door with a slightly projecting wood lintel finished by a square cap, quirk bead, and plain architrave. The single-light transom has been covered with vertical beaded boards. The entry is flanked by two elongated window openings, each with 2/2 wood-sash. The second story is symmetrically pierced by three standard-sized 2/2 wood-sash windows. The first and second story window openings have a 4-½ square-edged casing, wood sills, and projecting square lintel caps with quirk beading and plain architrave. The third story, created by the addition of the mansard roof, has two small 6/6 wood-

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sash windows with two-inch square-edged casings. In the basement level of the northeast elevation there is a small two-light awning window with a three-inch beaded surround.

The southeast elevation of the main block is pierced on the basement level by a large metal bulkhead set on a poured concrete foundation. The first story has elongated 2/2 windows and the second story has standard-sized 2/2 windows. The first-story window has a 4-1/2 square-edged surround with a wood sill and flat lintel. The third story, above the two-story ell, is marked by three small 2/2 wood-sash windows. Each of the upper-story openings has a 4-1/2 square-edged casing, wood sills, and projecting square lintel caps with quirk beading and plain architrave.

The two-story ell, original to the design of the structure, is approximately five bays deep. Set on a solid five-course American-bond brick foundation, the ell is clad in German siding and covered by a shed roof sheathed in asphalt shingles. A two-bay-deep addition was constructed on the southeast elevation of the ell between 1903 and 1908. The German-sided addition is set on a solid poured concrete foundation that has been parged and has a shed roof clad in asphalt shingles. The first story of the ell is marked in the northernmost bay by a one-story, side-entry porch that is enclosed with weatherboard siding and standard-sized window openings filled with metal screens. Set on wood posts with lattice, the porch has a shed roof clad in asphalt shingles. The side-entry opening, holding a wood screened door, is reached by five wood steps edged with square balusters. The porch shelters a single-leaf entry with a five-paneled wood door framed by a five-inch wide square-edged casing and one-light awning transom. The entry is flanked by two window openings. The standard-sized window in the northernmost bay has a 2/2 wood-sash. The opening to the immediate east has two small paired four-light casement windows with a narrow mullion.

The northeast elevation of the ell and addition are pierced on the first story by five window openings to the east of the screened porch. The rectangular opening closest to the porch is a paired one-light crank window of vinyl. The remaining openings have elongated 2/2 wood-sash windows with four-inch square-edged casings and wood sills. The two windows piercing the original ell are topped by projecting lintels with squared caps with quirk beading. The two openings in the early-twentieth-century addition have flat square-edged lintels. The second story of the ell is marked by three openings, two that are original and one added. The smaller added opening is located directly over the screened porch and holds a 1/1 vinyl-sash window with square-edged surrounds and a flat lintel. Symmetrically spaced in the easternmost bays of the ell on the second story are two standard-sized 2/2 wood-sash windows with four-inch square-edged casings and wood sills. Like the openings on the first story, the windows are topped by projecting lintels with squared caps with quirk beading. The two symmetrically placed openings in the second story of the addition to the ell have 2/2 wood-sash windows with square-edged surrounds and a flat lintel.

The southeast elevation of the addition has two symmetrical-placed and equally spaced window openings on the first and second stories. The openings, one per story, have 2/2 wood-sash windows with square-edged surrounds and a flat lintel.

The southwest elevation has a single window opening on the second story of the ell. The opening, located in the southern bay of the ell, has a standard-sized 2/2 wood-sash window with four-inch square-edged casing, wood sill, and projecting lintel with squared caps with quirk beading.

The interior of the building, original a single-family dwelling, was rehabilitated to provide three apartments in the second quarter of the twentieth century. As a result, each of the three stories provides a single apartment unit with the original stair providing the only interior accesses to the upper floors.

The main entry hall of the building, used as a common space for the tenants, has carpeted floors, plaster walls, and drywall with a dappled plaster finish on the ceiling. The 5-1/2-inch high baseboard has a square-edge base with an ogee molding. The original surrounds on the windows include a five-inch square-edged casing with a shallow interior bead and bull's-eye corner blocks. A

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mitered surround, five-inches wide, frames the flush entry door to the first-floor apartment. Double-leaf French doors with fifteen-lights each pierce the southwest wall between the hall and the apartment. The original double-L stair is located along the northeast wall. The open stair has a closed stringer with heavy turned balusters and a molded rail. The newel posts framing the quarter-circle starter step have square bases, with a surbase molding above the base, a shaft with ogee-molded panels, a paneled neck, and flat head with ogee and egg-and-dart molding. The risers and tread are covered with carpeting. The stair stringer has a reeded molding, while the wall stringer is square-edged. The narrow landing newels have molded heads and drops.

The first-floor apartment contains two rooms in the main block, with a kitchen, full bath, bedroom, and side-passage hall in the ell and a bedroom in the rear addition. The walls are plaster and the ceiling is composed of drywall with a dappled plaster finish. The floors of the main block are three-inches wide with a 5-½-inch high baseboard topped by a square-edge base with an ogee molding. The entry and window openings are framed by seven-inch wide reeded casings with a beaded back band. The 3-½-inch apron of the window openings is reeded. The four-paneled doors have narrow lock boxes and ceramic knobs. The northwest parlor of the first floor has a projecting chimney breast on the southwest wall. It is finished with a Victorian-era mantel that stands 56-inches high and 48-¾-inches wide. The stained wood mantel has Ionic columns on plinths and a shell, leaf, and ribbon motif on the architrave. The hearth and face of the fireplace opening have green and white floral imprinted ceramic tiles. The projecting shelf has a shallow ogee profile with reeding and cavetto molding. Ghosting, possibly from a repair, is found on the floor at the wide segmental-arched opening between the northwest and southeast parlors. The southeast parlor has a projecting chimney breast on the northeast wall. The mantel was removed and the opening infilled when the chimney stack was detached to allow for the addition of the mansard roof. A corner cabinet with a broken-swan pediment is located in the west corner of the parlor. The wood cabinet is finished with fluted Tuscan pilasters, a single-leaf door with a round light at the top, and multi-light and paneled double-leaf doors at the bottom.

Access to the kitchen, located in the northeastern side of the ell is through a wide single-leaf entry. The kitchen has a vinyl floor, particle-board walls, and drywall ceiling with dappled plaster. The double-hung window has four-inch square-edged surrounds with a recessed interior bead and lug lintels. The entry door to the screened porch has a five-inch wide mitered surround with a beaded back band. The casement window has a two-inch square-edged surround with a four-inch wide lintel. The bedroom and bath are reached through a side-passage hall along the southwest side of the ell. The opening has 3-½-inch square-edged casing and no door. The hall and bedroom have three-inch wide floorboards with a 5-½-inch high baseboard topped by a square-edge base with an ogee molding. The entry and window openings are framed by seven-inch wide reeded casings with a beaded back band. The 3-½-inch apron of the window openings is reeded. The five-paneled doors have narrow lock boxes, ceramic knobs, and two-light awning transoms. The new window opening that illuminates the bathroom is framed by a 3-½-inch square-edged mitered surround with a 3-½-inch apron. The closets in the bathroom and bedroom have five-paneled doors with a mitered six-inch wide square-edged surround.

The second-floor apartment contains a living room in the main block of the house, kitchen, full bath, and dining room in the ell, with a bedroom in the addition. The interior architectural detailing is similar to that of the first-floor apartment, including plaster walls and drywall ceilings with a dappled plaster finish. The three-inch wide floorboards have 5-½-inch high baseboards topped by square-edge base with an ogee molding. The entry and window openings in the main block and ell are framed by seven-inch wide reeded casings with a beaded back band. The 3-½-inch aprons of the window openings are reeded in the main block and in the ell. The four-paneled doors have narrow lock boxes, and hollow metal and ceramic knobs. The entry opening to the living room in the main block is topped by a one-light fixed transom, while the entry openings to the rooms in the ell have two-light awning transoms. A projecting chimney breast, devoid of its mantel and fireplace opening, is located on the southwest wall of the living room. The enclosure of the double-L stair at the second floor is clearly evident in the eastern corner of this room. The floor of the side-passage hall, which is located on the southwest side of the ell, is covered with a replacement 2-½-inch board, although the original four-inch wide flooring is present in the dining room. Particle-board walls have been added to create the kitchen and additional closet space. The full bath and kitchen have vinyl flooring with a four-inch high square-edged baseboard. The 4-¼-inch casing framing the four-paneled wood doors is beaded with bull's-eye corner blocks. Beaded wainscoting with a square-edged chair rail supported by exaggerated ogee molding encircles

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the bathroom. The rear addition to the ell contains a single bedroom, which is similarly finished. Access is through a single-leaf entry which has a four-paneled door with hollow metal knob and a six-inch wide square-edged casing recessed into the wall. The window openings have square-edged recessed surrounds with mitered joints. The 5-1/2-inch high baseboards are topped by square-edge base with an ogee molding. The drywall ceiling is finished with a dappled plaster.

The third-floor apartment, located in the mansard-roof addition, contains four rooms separated by a narrow hall. The hall has replacement 2-1/2-inch wide floorboards, while those in the living room are 4-1/4-inches wide. Like the first- and second-floor apartments, the walls are plaster and the drywall ceiling has a dappled plaster finish. The baseboards, set within the plaster walls, range from four to six inches in height with an ogee molding. The window openings have three-inch wide square-edged surrounds with an interior bead, and the entry openings have four-inch wide surrounds with reeding and beading. The entries to the bathroom and kitchen, both located on the southwestern side of the apartment, have three-inch wide square-edged surrounds. The four-paneled wood doors have metal lock boxes with either glass or metal knobs. A flush wood door in a three-inch wide square-edged surround provides access into the apartment from the stairs.

The basement of the dwelling at 164 Green Street is located under the eastern corner of main block only, largely coinciding with the southeast parlor of the first-floor apartment. The basement has a partially poured concrete floor, exposed irregular five-coursed American-bond brick foundation walls, and exposed floor beams with circular sawn marks.

8. Significance

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| Period | Areas of Significance | Check and justify below | | |
|---|--|---|---|--|
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> health/medicine | <input type="checkbox"/> performing arts |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> archeology | <input type="checkbox"/> education | <input type="checkbox"/> industry | <input type="checkbox"/> philosophy |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering | <input type="checkbox"/> invention | <input type="checkbox"/> politics/government |
| <input type="checkbox"/> 1900-1999 | <input type="checkbox"/> art | <input type="checkbox"/> entertainment/ recreation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 2000- | <input type="checkbox"/> commerce | <input type="checkbox"/> ethnic heritage | <input type="checkbox"/> law | <input type="checkbox"/> science |
| | <input type="checkbox"/> communications | <input type="checkbox"/> exploration/ settlement | <input type="checkbox"/> literature | <input type="checkbox"/> social history |
| | <input type="checkbox"/> community planning | | <input type="checkbox"/> maritime history | <input type="checkbox"/> transportation |
| | <input type="checkbox"/> conservation | | <input type="checkbox"/> military | <input type="checkbox"/> other: _____ |

Specific dates 1885-1888, 1913 **Architect/Builder** Unknown

Construction dates 1885-1888

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The twin dwellings at 162-164 Green Street were constructed in 1887 by William F. Williams, a boiler maker. Soon after it was completed, the single-family dwelling at 164 Green Street was conveyed separately, while the Williams family retained ownership of 162 Green Street until 1932. By 1913, the building at 164 Green Street was substantially altered by the construction of a mansard roof with third floor, wrap-around porch, and rear addition. While 162 Green Street has remained a single-family dwelling with only minimal alterations, the structure at 164 Green Street was renovated further in 1929 to serve as apartments, a use that continues today. Both dwellings were briefly reunited under the sole ownership of John W. Carter, a pipe fitter at the United States Naval Academy. The twin dwellings are located on the site of the Primary School for District #38, a one-story brick structure constructed circa 1830. The property was sold by the Board of School Commissioners just prior to the establishment of the public school at what is today 188 Green Street (AA-1289).

HISTORY

LOT 25

The property on which 162-164 Green Street stands was historically part of Lot 25, which extended from Duke of Gloucester Street southeastward mid-block on Green Street, prior to the laying of Green Street and Compromise Street. James Stoddert resurveyed the lot in 1718 for Amos Garrett, who was believed to have been “the most prominent and by far the most successful” merchant in Annapolis from the first decade of the eighteenth century until his death in 1727.¹ Garrett, who served as the first mayor of Annapolis, apparently made his fortune lending money at interest and dealing with imported goods.² Following Garrett’s death, his heirs sold Lot 25 to Dr. Charles Carroll.³ By 1737, Carroll had purchased the adjoining lots designated as 26, 28, 29, 30, and 32. He also owned other non-contiguous property throughout Annapolis.

Dr. Charles Carroll, born in Ireland about 1691, is believed to have arrived in Maryland in 1715. Soon after his arrival, Carroll began to practice medicine, documented by his 1716 account books, although he did not have a medical degree. As explained by Norman K. Risjord in *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*, Carroll’s “fee was 100 pounds of tobacco, or a multiple of that for

¹ Edward Papenfuse, *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), p. 13. Papenfuse places Garrett’s death in 1728; however, his grave marker at St. Anne’s Church indicates his death date was March 8, 1727.

² Despite the financial success he enjoyed throughout his lifetime, Garrett’s body was arrested for debt after his death in 1727, and kept for seven days as was allowed by English Common Law. Elihu Riley, *The Ancient City: History of Annapolis in Maryland, 1649-1887*, (Annapolis, Maryland: Record Printing Office, 1887), p. 76.

³ Provincial Court Records, Liber RD 2, Folio 311 and Liber RD 3, Folio 76.

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some extraordinary service. The medicines he prescribed evidently were included in the fee. He also seems to have functioned as a pharmacist, selling drugs on a retail basis. The account book indicates that he purchased his medicines from an agent in London."⁴

Despite the need for educated surgeon, or surgeons as they became known, Dr. Carroll's 1719 account books indicate he had nearly abandoned the medical practice in favor of commerce, agriculture (tobacco), iron manufacturing, and shipbuilding. He also began to acquire and sell vast acres of land, particularly in western Maryland. "He eventually held patents to ninety-six tracts totaling 31,529 acres for an average of 352 acres per holding. Of these, Carroll sold fifty-seven tracts containing 22,781 acres, at a profit margin that frequently reached 400 per cent."⁵ This great wealth appears not to have helped Carroll in his pursuit of Dorothy Blake, the daughter of Charles Blake of Queen Anne's County on the Eastern Shore of Maryland.⁶ A 1955 information sheet compiled by Historic Annapolis, Inc., recounts that "Mr. Blake said that he did not know enough about the young suitor, also that he did not like Annapolis, and therefore Annapolitans. But Carroll assured him [Blake] that he owned land and Negroes, and had already begun building a house. Carroll then said that he was not trying to marry money, but Blake somehow let it be known that he planned to give his daughter fifty pounds sterling, for ten years.... At all events, Blake finally consented, and so the two were married, during 1723...."⁷ A second undated information sheet archived at Historic Annapolis notes the Carrolls were married in 1719. The Carrolls were living in Annapolis by early 1724, presumably residing in the dwelling at the corner of Main and Conduit streets. The construction date of the prominent Annapolis townhouse is tied not only to its construction technology and materials, but also to the birth of Dr. Carroll's first child in the dwelling. Charles Carroll (the Barrister) was born on March 22, 1724; the year after his father had purchased the property on Main Street. Known as the Charles Carroll the Barrister House (AA-671), the dwelling on Main Street at Conduit Street had been sold by Dr. Carroll in 1746 to Nicholas Maccubbin his son-in-law. Historic records document that Maccubbin resided in the house until his death in 1784.⁸ Dr. Carroll appears to have relocated to a newly constructed brick house on Lots 29 and 30, at what is presently the site of 188 Green Street.

In 1752, Dr. Carroll announced the opening of a street to the dock at Main Street from Duke of Gloucester Street. The naming of Green Street has been said by local historians to have been an interpretation of the word "Gratis," meaning without charge or payment. The word was noted at the bottom of publisher Jonas Green's own copy of the *Maryland Gazette*, apparently in Dr. Carroll's own hand.⁹ The declaration was advertised in the *Maryland Gazette* on February 20, 1752:

Dr. Charles Carroll, having made a Street way, from the Head of Nicholson's dock, opposite to the Market House in the City of Annapolis, from the end of Church Street at the Waterside, through his Lots, to Duke of Gloucester Street, for the reasonable convenience of others as well as his own, by the name of Green Street;

This is to give notice, that the said Carroll hath several very convenient Lots, fronting on both sides of the said Green Street, some fronting on that and Church Street, or the Cove, and others fronting on Duke of Gloucester Street and said Green Street, very conveniently situated for good Air, and Prospect, and Building or carrying on any Trade or Business; which Lots he will sell, or

⁴ Norman K. Risjord, *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. (Baltimore, Maryland: Maryland Historical Society, 1997), p. 63.

⁵ Risjord, p. 64.

⁶ Risjord indicates Carroll's wife was named Mary Blake, p. 61.

⁷ Historic Annapolis, Inc., "The Carroll the Barrister House, Annapolis," Information Sheet, Fourth Annapolis Open House, April 13-15, 1955. Archived in the vertical property files of Historic Annapolis.

⁸ The Charles Carroll the Barrister House, which its namesake never owned, was moved to the campus of St. John's College on October 3-4, 1955, saving it from demolition.

⁹ Historic Annapolis Foundation Vertical Files, "Green Street."

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Inventory No. AA-509

William F. Williams Twin Dwellings, 162-164 Green Street, Annapolis, Maryland
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lease at very reasonable Rates, for Lives, or an Term of Years. Any Persons inclinable to buy or lease, may apply to said Carroll at his house in Annapolis, and know further. C. Carroll.¹⁰

Although Green Street was commonly used by residents and visitors as a conduit to the wharves and Market Space from Duke of Gloucester Street, Dr. Carroll was unable to successfully sell or lease the lots flanking the street. The northwest side of Green Street was leased by Carroll for 21 years to Thomas Williamson in 1745. With no permanent structure constructed on the property, the lease was terminated by Williamson in 1759, seven years shy of the terms of the lease.

Following the September 1755 death of Dr. Carroll, the property was devised to his eldest son, Charles Carroll the Barrister. The younger Carroll was educated in Europe, attending a preparatory school in Portugal, and Eton and Cambridge University in England. He studied at the Middle Temple Law Courts of London before returning to Annapolis in 1755, just months prior to the death of his father. As the only surviving son, Carroll inherited vast wealth. Charles Carroll differentiated himself from the many other Charles Carrolls by 1766, writing in a correspondence "there are so many of my name in this town that some particular description is necessary to prevent mistakes. Please, therefore, to direct to me [as] Counsellor Barrister at Law; when you write to my correspondents, be pleased to mention me with that addition."¹¹ Thus, he became known as Charles Carroll the Barrister. During his career, Carroll the Barrister was the member of a number of patriotic bodies, including the Councils of Safety, the Committee of Safety, the Committee of Observation, and the Committee of Correspondence. He served as president of the Maryland Convention, which met in May 1776. The Barrister was the principal writer of the Declaration of Delegates of Maryland, originally scheduled for action on July 3, 1776, but adopted on July 6, 1776, two days after the Continental Congress agreed on the Declaration of Independence. The text of Carroll's declaration makes up the first forty-five articles of the Maryland Constitution, which he also helped draft. Carroll and his wife, Margaret Tilghman, had twins who died in infancy. He was charged in the 1783 Tax Lists for six lots in Annapolis, totaling six acres with a value of £1,329.0.0.

In 1783, Charles Carroll the Barrister bequeathed his land holdings, which included his home on Green Street on Lots 29 and 30, to his nephews, Nicholas Maccubbin, Jr., and James Maccubbin, provided they change their names to Carroll. The *Maryland Gazette* documented the name change from Maccubbin to Carroll on June 5, 1783, following an official Act of Assembly in April 1783. Nicholas Maccubbin, the father of Nicholas, Jr. and James, was a prominent Annapolis merchant and sheriff. He was married to Mary Claire Carroll, the daughter of Dr. Charles Carroll.

Lot 25, together with the surrounding lots fronting Green Street, was bequeathed to Nicholas Maccubbin Carroll, who began to advertise the land for lease after 1783. Maccubbin Carroll had subdivided the lots along Green Street, save Lots 29 and 30 where he resided with his family.¹² No records document the leasing of Lot 25 by Maccubbin Carroll in the last decades of the eighteenth century. A prominent land owner and merchant, Nicholas Maccubbin Carroll was charged for ten dwellings throughout the City of Annapolis, collectively valued in the 1798 Federal Direct Tax at \$1,280. He was also charged for ten dwellings on Main Street, valued in total at \$2,048.

Upon Nicholas Maccubbin Carroll's death on May 22, 1812, all of his land holdings were equally devised amongst his wife, Ann Jennings Carroll, and his five children. Because two of the children, Thomas H. and John Henry Carroll were under age, and Ann Jennings Carroll was to receive dowager rights, the division of the property was referred to the Chancery Courts, with William Kilty acting as chancellor. Further, Margaret Carroll, the widow of Charles Carroll the Barrister, "held a life estate in one undivided third part of all said real estate." Under Chancery Court #1213, Kilty "order partition into five part of the real estate of Nicholas Carroll,

¹⁰ *Maryland Gazette*, February 20, 1752.

¹¹ Historic Annapolis, Inc. vertical property files.

¹² Edward Papenfuss and Jane McWilliams, "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historical Annapolis Foundation, 1969, Parcel 35, Section III, p. 610.

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William F. Williams Twin Dwellings, 162-164 Green Street, Annapolis, Maryland
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deceased, lying and being in Anne Arundel, Baltimore, and Kent Counties." John Eager Howard, Samuel Owings, Robert Lyon, Brice J. Worthington, and John Brice were appointed commissioners to examine and divide the property. John Brice was unable to fulfill the commitment as it was "inconvenient." On December 1, 1812, the Chancery Court appointed Christopher Hughes to replace him. Nicholas Brice was appointed guardian of the "infants" Thomas H. Carroll and John H. Carroll by Kilty on July 16, 1812.¹³

The division of property included The Caves and Stanton in Baltimore County, Clonisk and The Woodlands in Kent County, thirty lots in Baltimore County, land at Elk Ridge Landing, The Plains in Anne Arundel County, and various lots with improvements in the City of Annapolis. The entire estate was valued in 1812 at \$44,406.74, after deductions. William Kilty decreed on May 6, 1815 that Ann Carroll Mason and her husband William Temple Thompson Mason of Leesburg, Virginia, (later relocating to Montgomery County, Maryland) were to receive title to The Plains and four-and-a-half lots in Baltimore County, as well as "all the lands, houses, lots, ground rent, and part of a wharf in the City of Annapolis." With a value of \$2,000, the land in the City of Annapolis included "a dwelling house and outhouses, and part of a wharf and garden on the East side of Green Street." This was the dwelling erected in the early eighteenth century for Dr. Carroll. Additionally, the Masons received "the house rented to Taylor and all the ground from the garden east of Green Street to the [unreadable] leading to Charles Carroll," which was valued at \$4,000. These two lots constituted Section III of Stoddert Lots 29 and 30, which was considered to be valuable property because of its location near the docks and market area. The ground rents, noted as £68.3.4 a year, were valued at \$1,800. The house on Main Street that was rented to William Goodman was valued at \$600. The two houses rented to Curran, one of which he occupied and the other on Main Street, were valued at \$300 and \$800, respectively.¹⁴

Within days of receiving title to Lot 25, William T.T. Mason and Ann Carroll Mason conveyed the entire parcel to John Brewer. The lot measured 264 feet along the southeast side of Green Street to Duke of Gloucester Street and back 131 feet four inches to the John Ridout House at 120 Duke of Gloucester Street (AA-463). The owner of the John Ridout House, John Brewer paid \$430 for Lot 25. Born in 1778 to Joseph Brewer, Jr. and Jane Brewer, John Brewer was a prominent attorney, serving as Commander of the Land Office for the Western Shore and Clerk of the House of Delegates. In 1819, Brewer was charged for two lots, one of which was improved, in the City of Annapolis. The lots together totaled half an acre, valued at \$2,000. However, based on historic maps, and the physical evidence of the existing building at 160 Green Street, it does not appear that John Brewer improved the property prior to his death in January 1827. Two years later, following an equity case involving the subdivision of land holding amongst Brewer's eleven surviving children, George G. Brewer was appointed trustee to convey Lot 25. It was purchased in April 1830 by the Trustees of the Primary School District #38.

Although there were some attempts to establish public education in the eighteenth century, an effective system for organizing and funding education was not instituted until the early nineteenth century in Maryland. In 1826, the legislature passed an act to create primary schools throughout the state. As a result, in 1830, the Trustees of the Primary School District #38 erected a one-story brick school house at 162-164 Green Street soon after purchasing the property. Visible on the circa 1858 *Bird's Eye View of the City of Annapolis* by Edward Sachse, the building was covered by a front-gabled roof and augmented by a one-story ell. The building, noted on historic maps as a primary school, remained on the property until the latter part of the nineteenth century. In June 1881, the property, including the modest school house, was conveyed for \$950 to William F. Williams and Eliza V. Williams. The deed of sale described the property as "improved by a one story brick school house which fronts on the line of the street about twenty-eight feet with a depth of about fifty-one feet." The lot was 56 feet wide by 125 feet deep. The sale of the primary school property coincided with the State Schools Laws of 1870 and 1872, with additional changes made in 1874. The measures entrusted the State Board of

¹³ Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

¹⁴ Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

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Education with the supervision of public schools; placed educational matters affecting a county under the control of a newly formed Board of School Commissioners; gave regulation of the school district to a Board of three District School Trustees; and authorized the levy and collection of extra taxes from each county by the Commissioners. In response to the tremendous growth countywide in the third quarter of the nineteenth century, the newly formed Board of School Commissioners established schools, employed teachers, and levied a tax of not more than four cents/\$100 of property value to pay for schools. This resulted in the January 1887 purchase by the Anne Arundel County Board of School Commissions of Lots 29 and 30 (now the site of 180 and 188 Green Street; AA-1288 and AA-1289) specifically for use as the Annapolis Public School.

Building History

As recorded by the *Sanborn Fire Insurance* maps for 1885, William F. Williams and Eliza V. Williams rehabilitated the one-story building to provide two single-family dwellings. However, by 1887, the Williams had razed the former school house and constructed the two-and-a-half-story wood-frame twin dwellings presently at 162-164 Green Street. The building was designed in the Queen Anne style with architectural elements of the transitional Colonial Revival style, which was becoming more fashionable at the turn-of-the-twentieth century. The structure was set back from Green Street with two-story ells in the center bay. William F. Williams of Green Street is easily confused with the William F. Williams who owned 90-98 Conduit Street, and was president of the Annapolis Water Company. Another William F. Williams, a captain from Baltimore, was married to Ann Marie Brewer. Rather, William F. Williams of 162-164 Green Street was born in Maryland in May 1842, and was married to Eliza V. Williams in 1884. According to the United States Census for 1900, Williams was employed as a boiler maker. He was charged in 1882 for a lot measuring 25 feet by 105 feet on Green Street, valued at \$420. The 1887 tax assessment valued the frame dwellings on the property at \$1,200.

162 Green Street

William F. Williams and his wife continued to reside at 162 Green Street, selling 164 Green Street separately in 1888. They shared the dwelling with his aunt, Eliza Creamer, from Germany. The 1920 and 1930 census shows that the widowed Eliza V. Williams occupied the dwelling, supplementing her income by leasing a portion of her home. In 1920, sisters Susan and Mary Holland rented rooms in the dwelling. In 1930, John B. and Grace Rooney were listed as tenants. Born in 1903, Rooney was an officer at the United States Naval Academy. Williams's property was valued at \$6,000, with Rooney paying \$50 a month in rent. Following the death of Williams about 1932, ownership of the property was referred to the courts because of a dispute. The census records indicate Williams did not have any children at the time of her death. Equity Case 6159 involved Catherine B. Throckmorton et al versus Margaret Hedding et al, whose association with Williams is not known. Accordingly, Nicholas H. Green was appointed trustee with authority to sell the property. The single-family dwelling was purchased for \$4,150 in 1932 by John W. and Emma L. Carter, who had owned and occupied the abutting dwelling at 164 Green Street since April 1925. Never living at 162 Green Street, the Carters used the house as rental property for ten years, selling it in February 1942 to Alton E. and Grace B. Stewart.

Born in April 1890, Alton Evans Stewart was a private during World War I, and subsequently worked as a printer for the United States Naval Academy. The city directories record that Alton and Grace Stewart lived at 162 Green Street from 1942 to 1975. Grace Stewart, born in Cefalum, Palermo, Italy, about 1895, had died prior to her husband, who died in October 1975. The city directory for 1981 noted the dwelling was vacant. The single-family dwelling at 162 Green Street, which had only been altered by the application of a full-width front porch and asbestos-shingle cladding, was bequeathed to Elmer Joseph Stewart, the eldest son of Alton and Grace Stewart. With his brother John Franklin Stewart acting as guardian of his property, Elmer Stewart sold 162 Green Street in June 1986 for \$53,000 to Richard Forrest Wilson and Barbara Wilson.

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Residing in the dwelling for just over a year, the Wilsons sold the property in August 1987 for \$170,900 to Gail S. Kujawa and his wife, Carolyn L. Kujawa. In 1994, Gail Kujawa conveyed his one-half undivided interest to his wife, who continues to own the property. Living in Laurel, Maryland, Kujawa leases the single-family dwelling at 162 Green Street.

164 Green Street

Retaining 162 Green Street as his primary residence, Williams sold 164 Green Street for \$2,250 in July 1888 to Charles A. Crandall. Born in Sudley, Maryland, in 1859, Crandall was a wine and liquor merchant, with a commercial store on Main Street. He also served as an alderman for St. Anne's Church. The 1889 tax assessments valued the property at \$420 and the frame dwelling at \$1,200. Crandall lived in the dwelling at 164 Green Street with his wife, Elizabeth E. (Lindenborn) and their seven children. Crandall owned the vacant lot at 161-163 Green Street (AA-1607) from 1891 until 1906. Crandall had a two-story addition constructed on the southeast elevation of the ell between 1897 and 1903. The addition provided one additional room per floor.

Upon the death of Charles Crandall in 1905, the property was equally devised amongst his children and wife, who soon thereafter married Edward H. Skipper. During the Crandall-Skipper family ownership, the dwelling was substantially altered by the addition of a mansard roof and a wrap-around porch. These alterations occurred between 1908 and 1913, presumably to provide more living space for the family, which now also included Beulah and Charles Skipper. Widowed a second time, Elizabeth Skipper moved to Main Street by 1920 and leased the dwelling at 164 Green Street until 1925. The census for 1920 records that William F. MacWilliams, his wife, and their four sons resided in the house. MacWilliams, from New York, was a mason at the United States Naval Academy.

In April 1925, the property was sold by Elizabeth Skipper and her children to John and Emma Carter. John Wesley Carter of Govans (Baltimore, Maryland) was the son of John W. and Anna (Allen) Carter. Born in 1878, he worked as a pipe fitter for the United States Naval Academy. Together with his wife, Emma Louise (Muhlmeister), Carter raised six children. The city directory records that Carter and his family lived in the single-family dwelling at 164 Green Street in 1928, having previously owned and occupied the house at 113 Conduit Street (AA-422). However, in 1929, Carter renovated the building into two apartments. The larger apartment consisted of the first two floors, renting for \$92 a month. The second apartment was confined to the third floor, within the mansard roof addition, and was leased for \$90 a month. John O'Donnell, a Naval Officer born in the West Indies, lived in one of the apartments with his wife, Mary O'Donnell. Herbert Behner, a native of New York who also was a Naval Officer at the Naval Academy, occupied the second apartment with his wife, Josephine, and son, Herbert, Jr. Carter was residing in the adjacent twin dwelling at 168 Green Street (AA-512), which he leased for \$40 a month.

In 1932, John Carter purchased the twin dwelling at 162 Green Street, once again bringing the entire wood-frame structure under a single ownership. Used as rental property, the single-family dwelling at 162 Green Street was once again conveyed separately in 1942.

By 1949, as recorded by the city directory, Carter had moved back into the dwelling at 164 Green Street, leasing the second apartment to Weems Duvall. Duvall had served as a sergeant in the Air Force during World War II and was working as an insurance sales manager in 1949. The city directory for 1954 indicates the building had been further renovated to provide three apartments. John Carter and his family continued to reside in one of the apartments as well until the 1960s. The city directories for 1967 and 1969 indicate the building was vacant, with none of the three apartments occupied by tenants. By 1970, it was once again occupied.

With the former single-family twin dwelling providing three apartments, the building was sold by the children of John and Emma Carter in May 1986 to John J. and Winifred S. Melesh. They retained ownership of the rental property until 1990, conveying it to Robert H. Burns. Living in Orange Park, Florida, Burns sold the apartment building in 1993 to Stephen F. and Helen C. Monick of

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Princess Anne, Maryland. Five years later, the property at 164 Green Street was sold to Julia Mertens, who was acting as Trustee of the Julia Mertens Trust. Together with her husband, Charles, Julia Mertens retains ownership of the building, which continues to provide three separate apartments. The Mertens live in Gaithersburg, Maryland.

Chain of Title for 162-164 Green Street

| | |
|---------------------|--|
| 1718: | James Stoddert surveyed for Amos Garrett |
| April 4, 1735: | Heirs of Amos Garrett to Dr. Charles Carroll Provincial Court Records Liber RD 2 Folio 311 Provincial Court Records Liber RD 3 Folio 76 |
| February 20, 1752: | Green Street laid out by Dr. Charles Carroll |
| September 29, 1755: | Dr. Charles Carroll devised to Charles Carroll the Barrister |
| March 23, 1783: | Charles Carroll the Barrister devised to Nicholas Maccubbin Carroll (nephew, name changed) Will Records of Anne Arundel County Liber WB 3 Folio 503 |
| September 28, 1812: | Nicholas Maccubbin Carroll to Ann Carroll Mason and William T.T. Mason Chancery Court Papers 1213 (final decree 1815) |
| May 20, 1815: | William T.T. Mason and Ann Carroll Mason to John Brewer Land Records of Anne Arundel County Liber WSG 3 Folio 478 |
| April 26, 1830: | George G. Brewer, Trustee, to Trustees of the Primary School District #38 Equity Case: George G. Brewer et al versus Nicholas Brewer et al Land Records of Anne Arundel County Liber WSG 15 Folio 264 |
| June 20, 1881: | Board of County School Commissioners of Anne Arundel County to William F. Williams and Eliza V. Williams Land Records of Anne Arundel County Liber SH 17 Folio 621 |

162 Green Street

| | |
|-------|--|
| 1911: | William F. Williams devised to Eliza V. Williams Will Records of Anne Arundel County Liber BRD 1 Folio 330 |
|-------|--|

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May 7, 1932: Nicholas H. Green, Trustee, to John W. Carter and Emma L. Carter
Equity Case 6159: Catherine B. Throckmorton et al versus Margaret Hedding et al
Land Records of Anne Arundel County
Liber FSR 95 Folio 473

February 7, 1942: John W. Carter and Emma L. Carter to Alton E. and Grace Stewart
Land Records of Anne Arundel County
Liber JHH 254 Folio 213

June 14, 1976: Alton E. Stewart Estate devised to Elmer Joseph Stewart
Land Records of Anne Arundel County
Liber 2865 Folio 651

April 22, 1984: John Franklin Stewart, guardian of property of Elmer Joseph Stewart
Case #3700073
Land Records of Anne Arundel County
Liber 3721 Folio 843

June 27, 1986: Elmer Joseph Stewart to Richard Forrest Wilson and Barbara Wilson
Land Records of Anne Arundel County
Liber 4096 Folio 106

August 12, 1987: Richard Forrest Wilson and Barbara Wilson to Gail S. Kujawa and Carolyn L. Kujawa
Land Records of Anne Arundel County
Liber 4429 Folio 665

June 28, 1994: Gail S. Kujawa to Carolyn L. Kujawa
One-half interest
Land Records of Anne Arundel County
Liber 6690 Folio 386

164 Green Street

July 14, 1888: William F. Williams and Eliza V. Williams to Charles A. Crandall
Land Records of Anne Arundel County
Liber SH 33 Folio 164

November 3, 1905: Charles A. Crandall devised to Elizabeth E. Skipper, L. Albert Crandall and Lillian Crandall,
William N. Crandall, Harry W. Crandall, Charles R. Crandall

April 29, 1925: Elizabeth E. Skipper, L. Albert Crandall and Lillian Crandall, William N. Crandall, Harry W.
Crandall, Charles R. Crandall to John W. and Emma L. Carter
Land Records of Anne Arundel County
Liber WNW 105 Folio 429

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July 13, 1963: Emma L. Carter devised to Charles W. Carter, Gerard T. Carter, Frances A. Carter (devised to Margaret E. Carter, Margaret E. Dzambo, Mary Frances Putt), and Anna Claire Carter Duvall
Will Records of Anne Arundel County
Liber GMN 4 Folio 382

December 30, 1983: Anna Claire Carter Duvall bequeathed to Weems W. Duvall, Jr. and John W. Duvall
Estate Number 22296

May 28, 1986: Charles W. Carter, Gerard T. Carter, Margaret E. Carter, Margaret E. Dzambo, Mary Frances Putt, Archie C. Hall, personal representative of the estate of Anna Claire Duvall, to John J. Melesh and Winifred S. Melesh
Land Records of Anne Arundel County
Liber 4084 Folio 587

June 20, 1990: John J. Melesh and Winifred S. Melesh to Robert H. Burns
Land Records of Anne Arundel County
Liber 5114 Folio 44

July 8, 1993: Robert H. Burns to Stephen F. and Helen C. Monick
Land Records of Anne Arundel County
Liber 6134 Folio 852

September 30, 1998: Stephen F. and Helen C. Monick to Julia Mertens, Trustee of the Julia Mertens Trust Under Declaration
Land Records of Anne Arundel County
Liber 8713 Folio 437

September 28, 2004: Charles G. Mertens to Charles G. and Julia Mertens, Trustee
Land Records of Anne Arundel County
Liber 15357 Folio 628

3. Owner of Property (give names and mailing addresses of all owners)

| | | | |
|-------------------|---|-----------|----------|
| name | Charles G. Mertens and Julia Mertens (trustee) (164 Green Street) | | |
| street and number | 22125 Creekview Drive | telephone | |
| city, town | Gaithersburg | state | Maryland |
| | | zip code | 20882 |

4. Location of Legal Description (164 Green Street)

| | | | | | |
|-------------------------------------|--------------------------------|---------|-------|---------------|----------|
| courthouse, registry of deeds, etc. | Anne Arundel County Courthouse | liber | 15357 | folio | 628 |
| city, town | Annapolis | tax map | 52A | tax parcel | 1171 |
| | | | | tax ID number | 01247400 |

9. Major Bibliographical References

Inventory No. AA-509

McIntire, Robert Harry. *Annapolis Maryland Families*. Baltimore, Maryland: Gateway Press, Inc., 1980.
Risjord, Norman K. *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*. Baltimore, Maryland: Maryland Historical Society, 1997.
Papenfuse, Edward. *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805.*, Baltimore, Maryland: The Johns Hopkins University Press, 1975.

10. Geographical Data

Acreage of surveyed property 0.139
Acreage of historical setting 0.139
Quadrangle name Annapolis Quadrangle scale: 1:24000

Verbal boundary description and justification

The property at 162-164 Green Street has been historically identified on Tax Map 52A as Parcels 1170 and 1171 since the construction of the twin dwellings circa 1888.

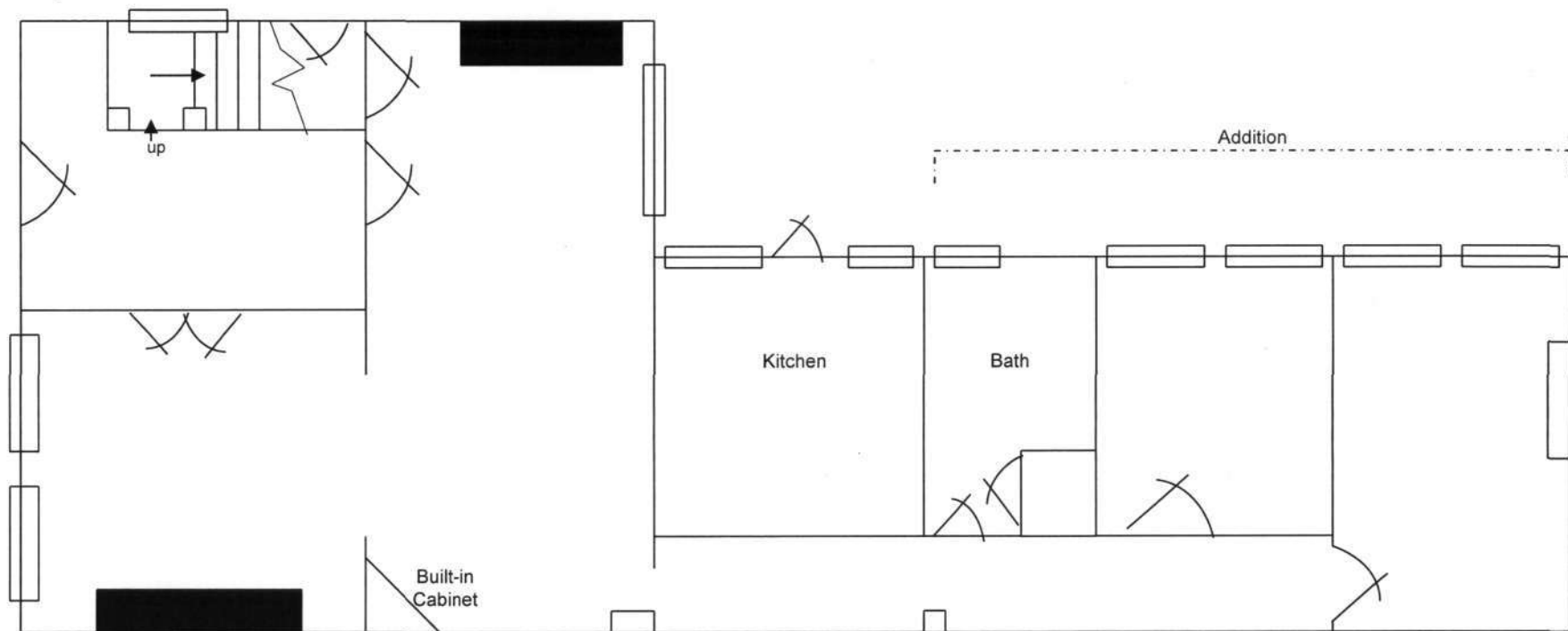
11. Form Prepared by

| | | | |
|-----------------|--|-----------|--------------|
| name/title | Laura V. Trieschmann, Senior Architectural Historian | | |
| organization | EHT Traceries, Inc. | date | May 20, 2006 |
| street & number | 1121 Fifth Street, N.W. | telephone | 202/393-1199 |
| city or town | Washington | state | D.C. |

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



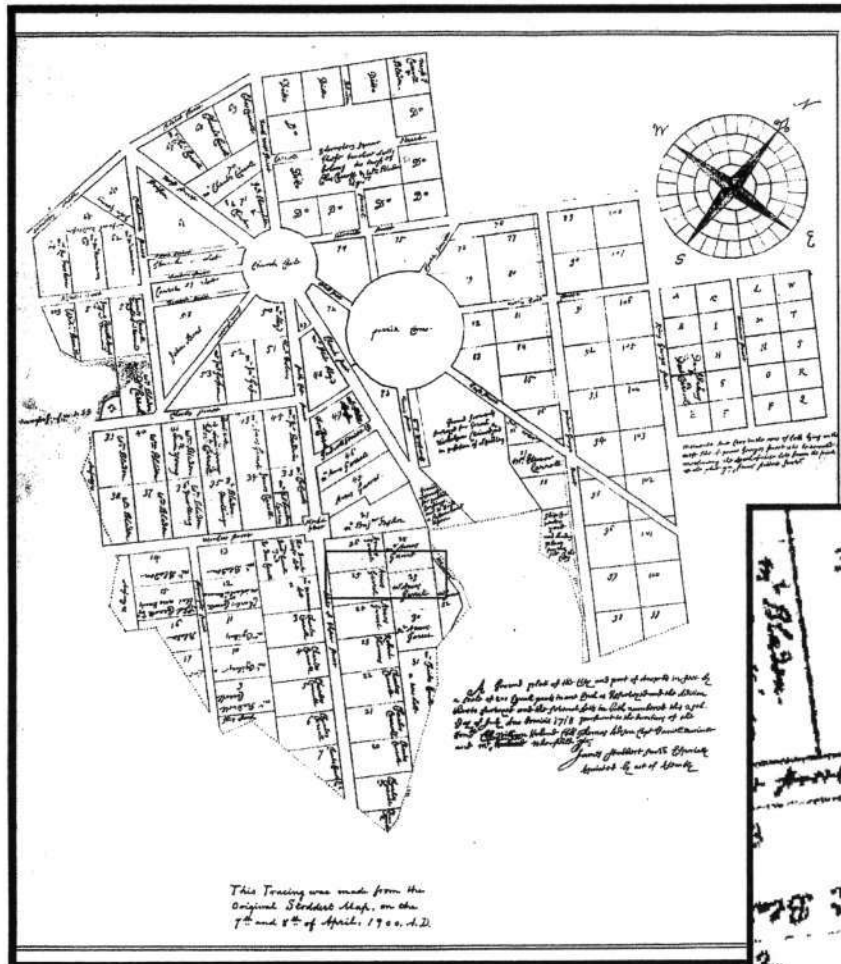
Resource Sketch Map, First Floor
AA-509
164 Green Street
Annapolis, Maryland

North



not to scale

EHT Tracerics
July 2006



City of Annapolis James Stoddert Map, 1718

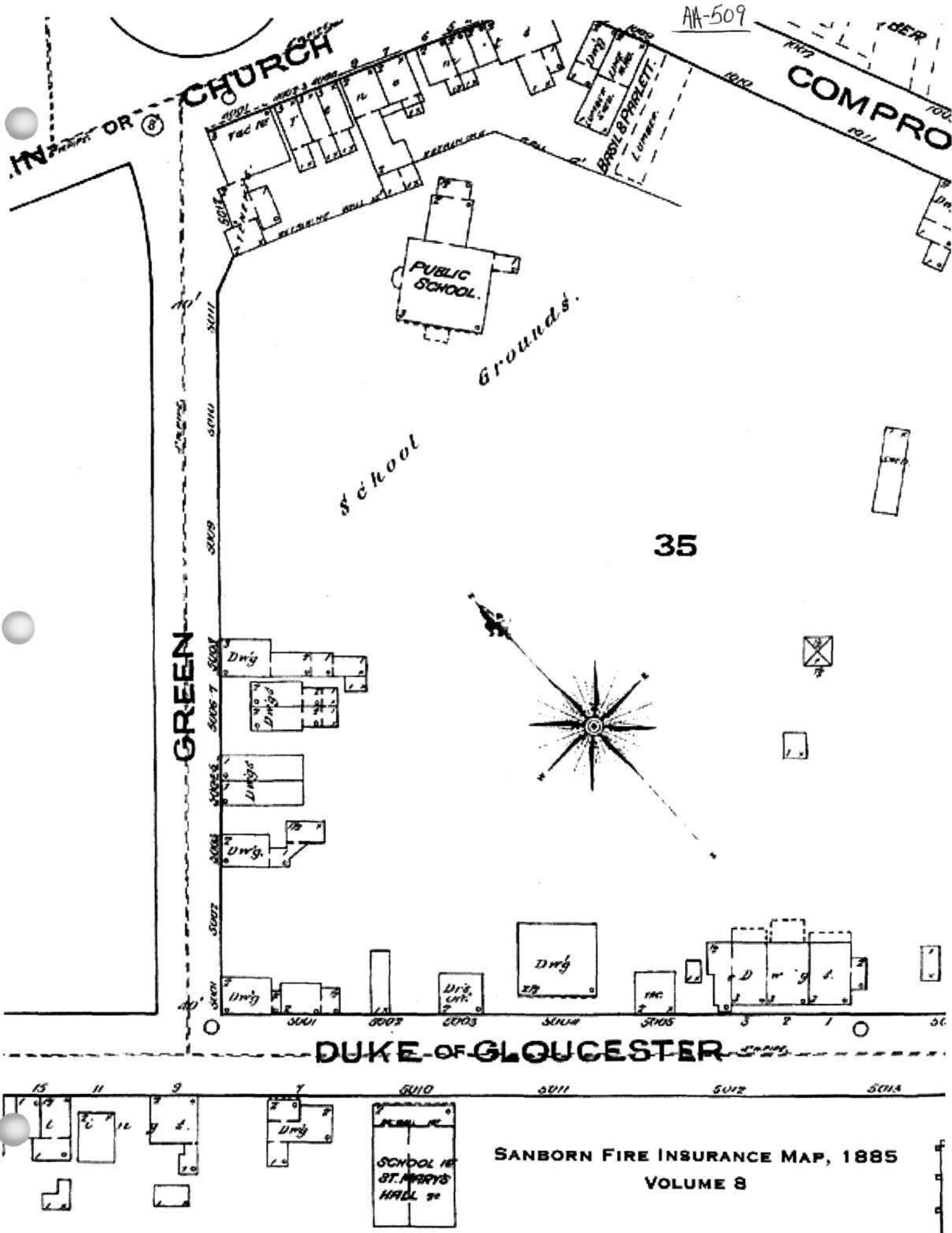


Enlargement of Lots
25, 26, 28, 29, and 30
Showing location of
Green Street

[illegible]

Green Street





COMPRE

AA-509

BASIL PARLETT
Lumber Shop

PUBLIC
SCHOOL.

GROUNDS.

SCHOOL

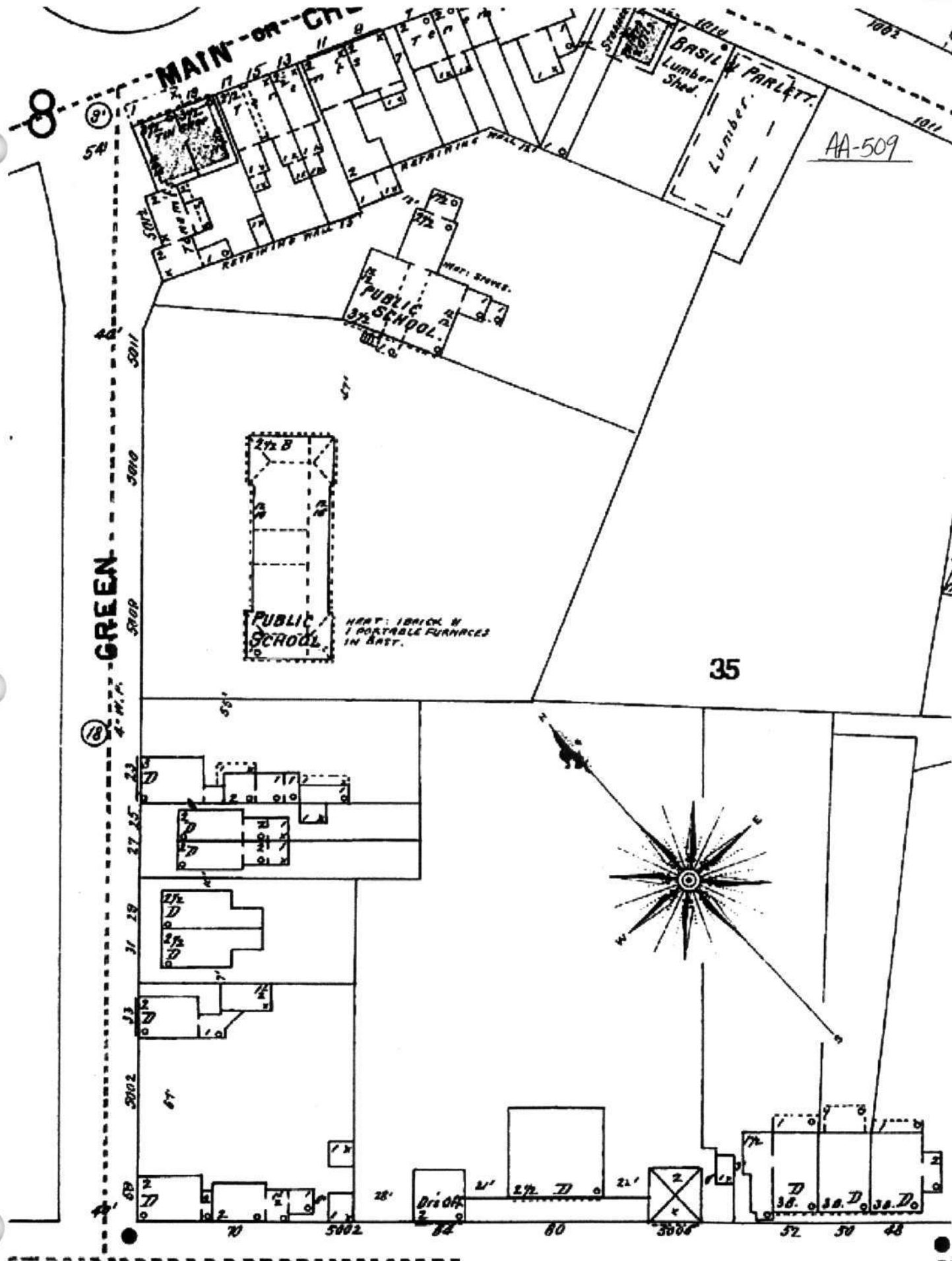
35

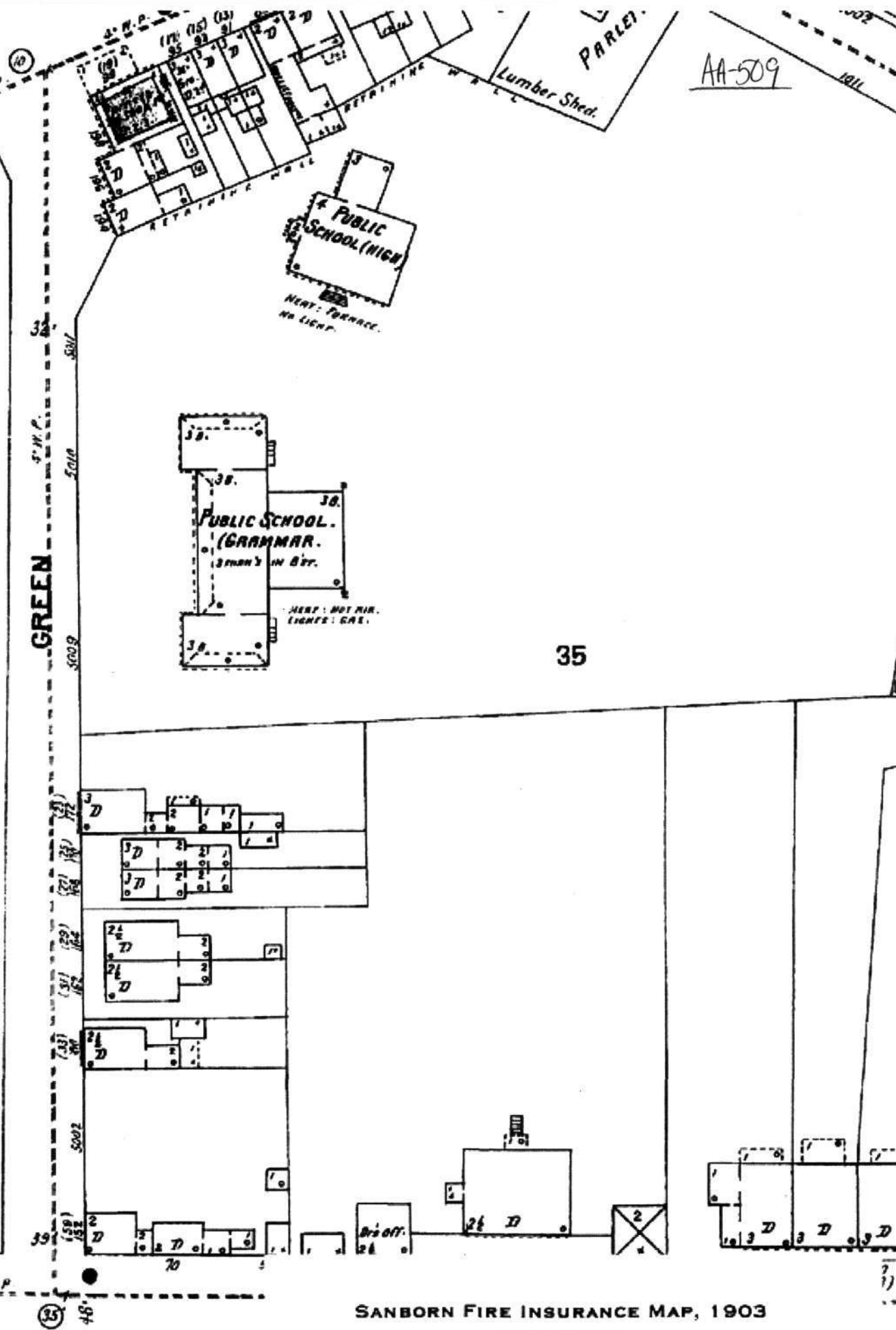
GREEN

~~DUKE OR GLOUCESTER~~

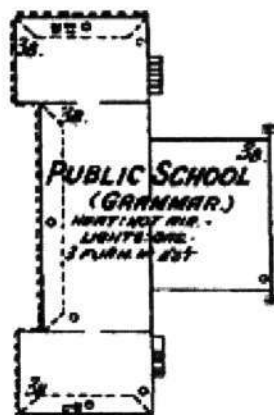
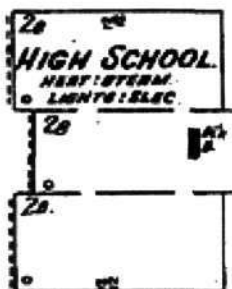
SANBORN FIRE INSURANCE MAP, 1891

VOLUME 8



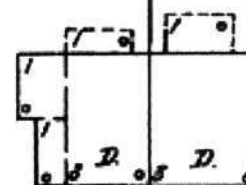
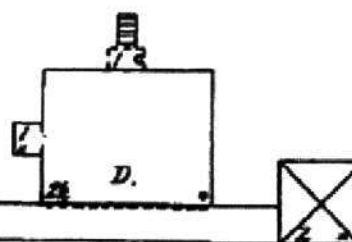
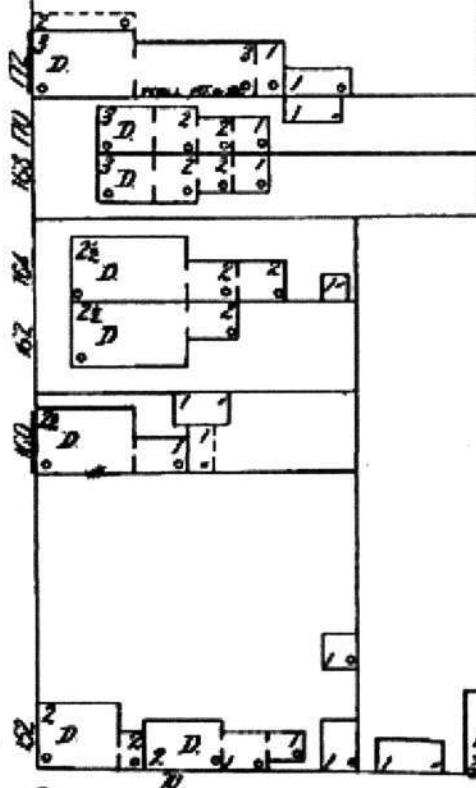


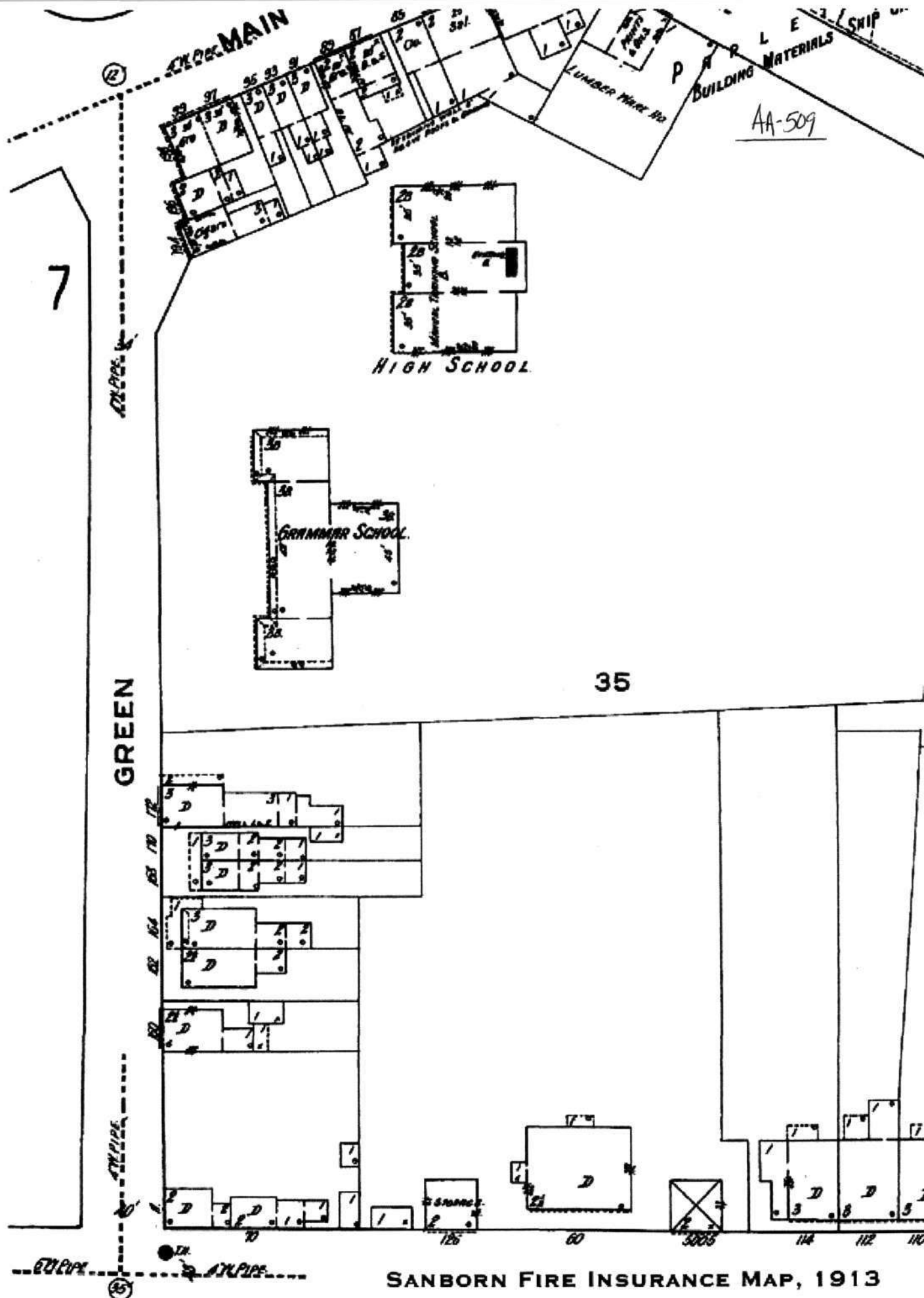
AA-509



35

GREEN





SANBORN FIRE INSURANCE MAP, 1913

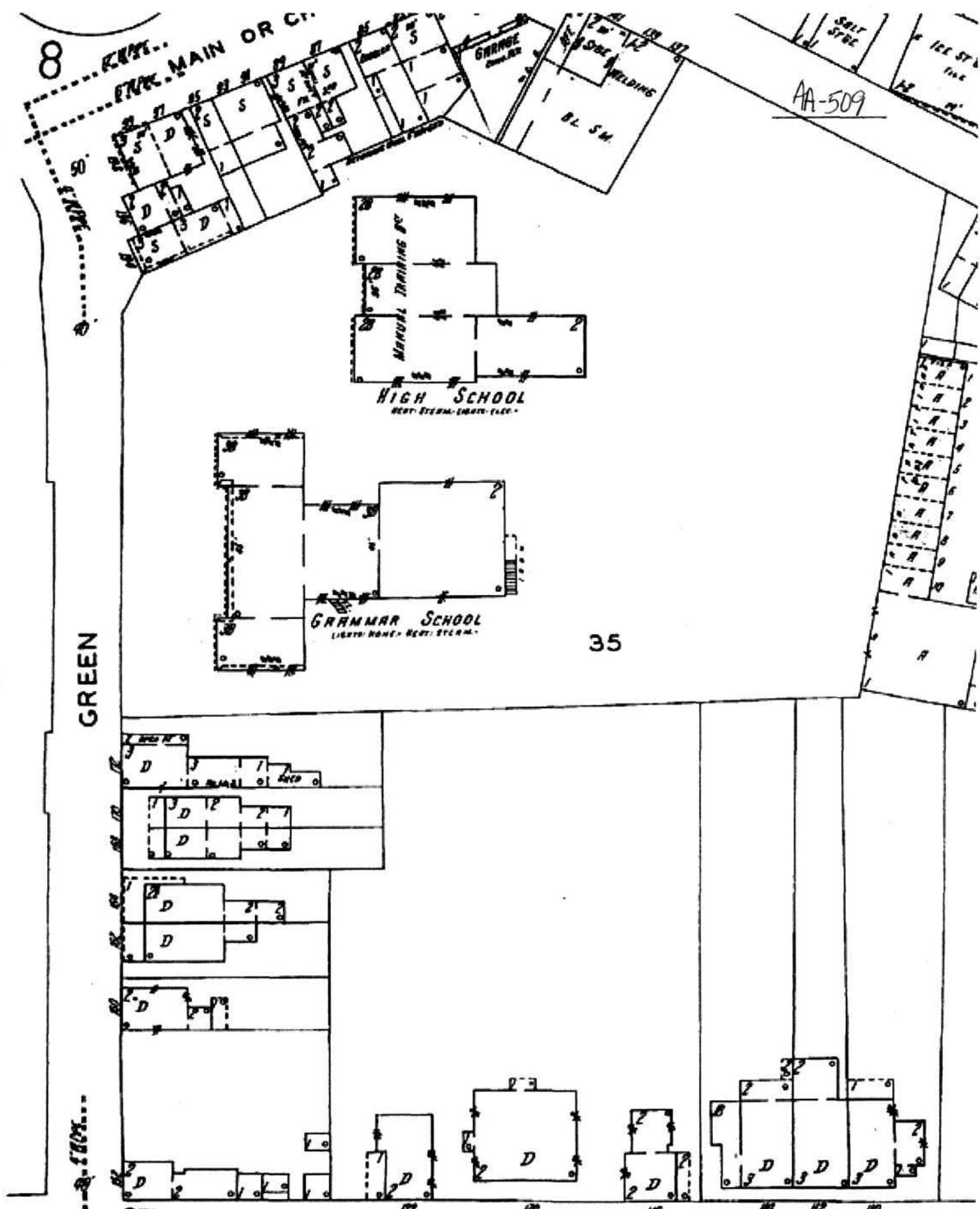
VOLUME 8

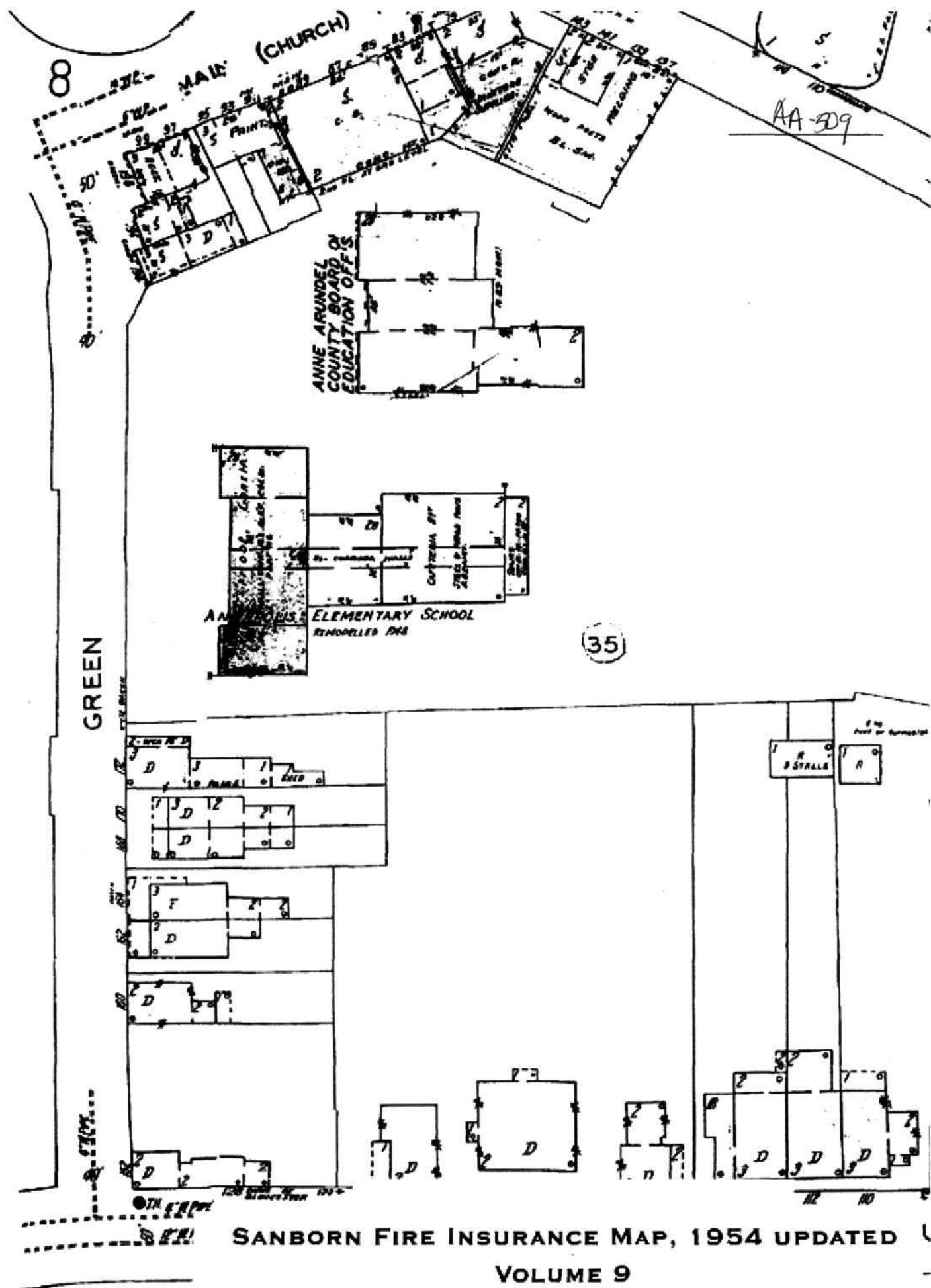
This is a Sanborn Fire Insurance Map from 1921, showing a street layout with buildings labeled "MAIN OR CHURCH", "HIGH SCHOOL", and "GRAMMAR SCHOOL". The map includes street names "GREEN" and "CHURCH", and various lot numbers and building footprints.

The map shows a street layout with several buildings. The "MAIN OR CHURCH" building is located at the top left, with a lot number of 85. The "HIGH SCHOOL" building is located in the center, with a lot number of 28. The "GRAMMAR SCHOOL" building is located below the high school, with a lot number of 30. The street "GREEN" runs vertically on the left side of the map. The street "CHURCH" runs horizontally at the top. The map also shows various lot numbers and building footprints.

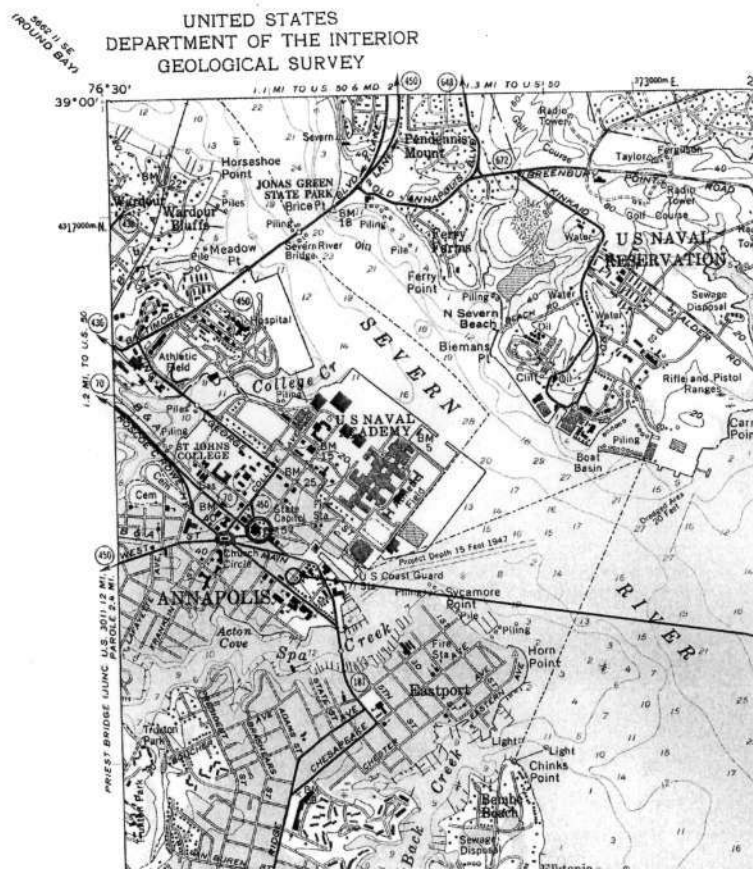
Labels on the map include:

- MAIN OR CHURCH
- HIGH SCHOOL
- GRAMMAR SCHOOL
- GREEN
- CHURCH
- 85
- 28
- 30
- 100
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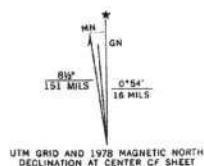


USGS Quadrangle Map
Annapolis, Anne Arundel County
Green Street, Survey Phase 10

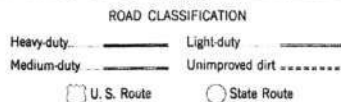
July 2006

162-164 Green Street,
AA-509

Annapolis, Maryland



Revisions shown in purple compiled by the Geological
Survey from aerial photographs taken 1977 and other source
data. This information not field checked. Map edited 1978
Boundary lines shown in purple compiled from latest
information available from the controlling authority



ANAPOLIS, MD.

38076-H4-TF-024

1957
PHOTOREVISED 1978
DMA 5761 IV NW-SERIES V833



AA-509

162-164 GREEN STREET

ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

NORTHWEST ELEVATION LOOKING, SOUTHEAST

1 OF 16



AA-509

162-164 GREEN STREET

ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

NORTHWEST ELEVATION LOOKING EAST

2 OF 16



AA-509

162 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

DECEMBER 2005

MARYLAND SHPO

SOUTHWEST ELEVATION LOOKING EAST

3 OF 16



AA-509

162 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

JANUARY 2006

MARYLAND SHPO

SOUTH CORNER LOOKING NORTHEAST

4 OF 16



AA-509
164 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES

JANUARY 2006
MARYLAND SHPO

SOUTHWEST ELEVATION LOOKING, NORTHEAST

5 OF 16



AA-509
162 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES

MARCH 2006
MARYLAND SHPO
SE ELEVATION LOOKING NORTHWEST
6 OF 16



AA-509
164 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES
MARCH 2006
MARYLAND SHPO
NW ELEVATION LOOKING EAST
7 OF 10



AA-509

164 GREEN STREET

ANNAPOLIS, MARYLAND

TRACERIES

MARCH 2006

MARYLAND SHPO

NE ELEVATION LOOKING SOUTHEAST

8 OF 16



AA-509

164 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

MARCH 2006

MARYLAND SHPO

NE ELEVATION LOOKING NORTHWEST

9 OF 16



AA-509

164 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES

MARCH 2006

MARYLAND SHPO

NE ELEVATION LOOKING SOUTH

10 OF 16



AA-509
164 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES
MARCH 2006
MARYLAND SHPO
EAST CORNER LOOKING WEST
11 OF 16



AA-509

164 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES

JANUARY 2006

MARYLAND SHPO

FIRST FLOOR STAIR LOOKING EAST

12 OF 16



AA-509
164 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES
JANUARY 2006
MARYLAND SHPO
FIRST FLOOR NW PARLOR LOOKING WEST
13 OF 16



AA-509
164 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

JANUARY 2006

MARYLAND SHPO

FIRST FLOOR SE PARLOR LOOKING EAST

14 OF 16



AA-509

164 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

JANUARY 2006

MARYLAND SHPO

SECOND FLOOR NW ROOM LOOKING NORTH

15 OF 16



AA-509

164 GREEN STREET
ANNAPOLIS, MARYLAND

TRACERIES

JANUARY 2006


MARYLAND SHPO

SECOND FLOOR ELL LOOKING EAST

16 OF 16

0105092504

Form 10-445
(5/62)

| | | | |
|---|--|---|--|
| 1. STATE Annapolis, Maryland | | HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY | |
| COUNTY | | 2. NAME | |
| TOWN | | DATE OR PERIOD 1860s - 1870s | |
| VICINITY | | STYLE Victorian | |
| STREET NO. 162-164 Green Street | | ARCHITECT | |
| ORIGINAL OWNER | | BUILDER | |
| ORIGINAL USE residential | | 3. FOR LIBRARY OF CONGRESS USE | |
| PRESENT OWNER | | | |
| PRESENT USE residential | | | |
| WALL CONSTRUCTION shingle, wood/modern | | | |
| NO. OF STORIES two plus attics | | | |
| 4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION | | | |
| OPEN TO PUBLIC no | | | |
| <p>162 - 164 Green Street is a double Victorian house with separate porches. It is very much like 168-170 Green Street and was probably built a little earlier. Each half has identical porches, entrances, and two 2/2 windows on the first floor; identical three 2/2 windows on 2nd, and they share bracketed, modillioned cornice. 162 has an Annapolis dormer (2/2) and 164 has a "fish scale" mansard (see 168-170) with three (2/2) dormers with heavy triangular pediments. 162-164, 168-170 form good Victorian group, usable and right scale. No restoration required except perhaps replacement of modern shingling.</p> | | | |
|  | | Exterior good | |
| | | | |
| 6. LOCATION MAP (Plan Optional) | | 7. PHOTOGRAPH | |
| 3. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. | | 9. NAME, ADDRESS AND TITLE OF RECORDER | |
| | | William D. Morgan Columbia University New York City | |
| | | DATE OF RECORD July 20, 1967 | |

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



AA 509
ANNAPOLIS HIST. DIST.

0 50 100 200 300 400 500 SCALE IN FEET



PHOTOGRAPH BY
WILLIAM D. MORGAN

~~168-170~~ & 162-164 Green St
VII/20/67 WDH

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

SURVEY NUMBER: AA 509, ~~713~~

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: SF Res

ORIGINAL USE: SF Res

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent () Good ()

Fair (X) Poor: ()

THEME:

STYLE: Vernacular (Annapolis Federal)

DATE BUILT: 1885-1891

COUNTY: Anne Arundel

TOWN: Annapolis

LOCATION: 162 Green Street

COMMON NAME:

FUNCTIONAL TYPE: Res Map 33 Par 56

OWNER: Elmer J. Stewart

ADDRESS: 162 Green Street
Annapolis, MD 21401

ACCESSIBILITY TO PUBLIC:

Yes (X) No () Restricted ()

LEVEL OF SIGNIFICANCE:

Local (✓) State () National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon (X)
 - B. Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle () Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer () Stone Veneer () Asbestos Shingle (X)
Bonding Pattern: Other:
4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle (X) Sheet Metal ()
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches (X) Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X)
Wings () Other:

Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 2 1/2

Number of Bays: 3

Approximate Dimensions: 20 x 70

Entrance Location: Right

THREAT TO STRUCTURE:

No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:

Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Gabled dormer, heavy bracketed cornice (applied when right half of the pair had Mansard roof added c1880); molded window and transom lit door caps; good porch with Tuscan columns; asbestos shingles.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

One of a pair, with 164, Vernacular structure in the Annapolis Federal tradition, marred only by asbestos shingles. Works with Mansard neighbor and contributes to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane()Woodland()Scattered Buildings()
Moderately Built Up(✓)Densely-Built Up()
Residential()Commercial()
Agricultural()Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



162 Green
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
NE Elevation/camera facing SW

AA 509

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

AA-509

| |
|--|
| SURVEY NUMBER: <u>AA 509, 1613</u> |
| NEGATIVE FILE NUMBER: |
| UTM REFERENCES: Zone/Easting/Northing |
| U.S.G.S. QUAD. MAP: |
| PRESENT FORMAL NAME: |
| ORIGINAL FORMAL NAME: |
| PRESENT USE: SF Res |
| ORIGINAL USE: SF Res |
| ARCHITECT/ENGINEER: |
| BUILDER/CONTRACTOR: |
| PHYSICAL CONDITION OF STRUCTURE: Excellent () Good (X) Fair () Poor: () |
| THEME: |
| STYLE: Victorian Mansard (Mansard later) |
| DATE BUILT: 1885-1891 Altered |

| |
|---|
| COUNTY: Anne Arundel |
| TOWN: Annapolis |
| LOCATION: 164 Green Street |
| COMMON NAME: |
| FUNCTIONAL TYPE: Res Map 33 Par 57 |
| OWNER: John W. & E. L. Carter |
| ADDRESS: c/o W. W. Duval, Sr. Rt. 5, Box 196, St. Margaret's |
| ACCESSIBILITY TO PUBLIC: Yes (✓) No () Restricted () |
| LEVEL OF SIGNIFICANCE: Local (✓) State () National () |

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone () Brick (X) Concrete () Concrete Block ()
2. Wall Structure
 - A. Wood Frame: Post and Beam () Balloon (X)
 - B. Wood Bearing Masonry: Brick () Stone () Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other:
3. Wall Covering: Clapboard () Board and Batten () Wood Shingle (X) Shiplap ()
Novelty () Stucco () Sheet Metal () Aluminum () Asphalt Shingle ()
Brick Veneer () Stone Veneer () Asbestos Shingle ()
Bonding Pattern: Other:
4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle (X) Sheet Metal ()
Built Up () Rolled () Tile () Other:
6. Engineering Structure:
7. Other:

Appendages: Porches (X) Towers () Cupolas () Dormers (X) Chimneys (X) Sheds () Ells (X)
Wings () Other:

Roof Style: Gable () Hip () Shed () Flat () Mansard (X) Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet () With False Front ()
Other:

Number of Stories: 3
Number of Bays: 3
Approximate Dimensions: 20 x 80

Entrance Location: Left

THREAT TO STRUCTURE:
No Threat (X) Zoning () Roads ()
Development () Deterioration ()
Alteration () Other:

LOCAL ATTITUDES:
Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Later Mansard with fish scale wood shingles, wood curb and bracketed cornice; three pedimented dormers, molded window and door caps, door is transom lit; full width porch with Tuscan columns.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Later Mansard roof added to simple Vernacular structure a duplicate of 162 Green. Alterations quite well done and resulting structure complements the visual appearance of the street.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane() Woodland() Scattered Buildings()
Moderately Built Up(☒) Densely-Built Up()
Residential() Commercial()
Agricultural() Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

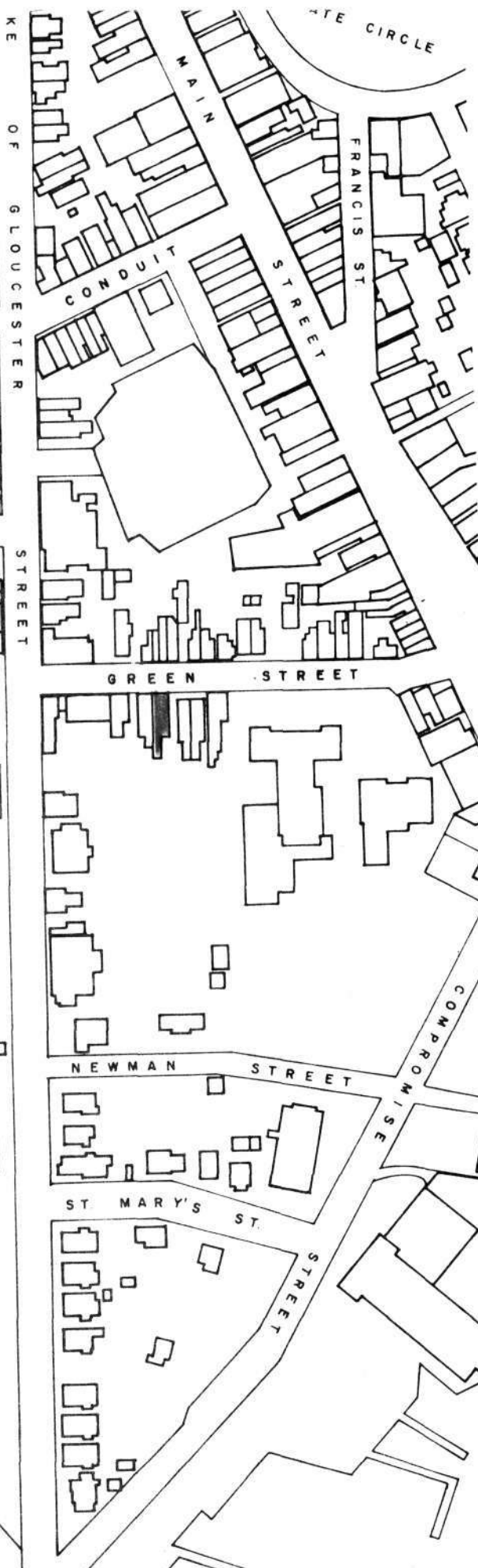
Russell Wright

ORGANIZATION:

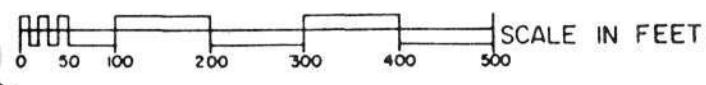
Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983



AA-509
AA 1613
ANNAPOLIS HIST DIST.





AA-509

~~AA-1613~~

164 Green

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW